

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Tuesday, September 4, 2012, 4:00 PM
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips

Alderman John Clark

(arrived after roll call)

Alderman Valerie Joh

Alderman Mike McIntire

Vice-Mayor Tom C. Parham

Alderman Tom Segelhorst

Alderman Jantry Shupe

City Administration

John G. Campbell, City Manager

Joseph E. May, Assistant City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:00 p.m. by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Marshall.
3. **WORK SESSION TICKLER.** Public Works Director Ryan McReynolds commented on the Netherland Inn Roundabout and noting it was currently on schedule. Assistant to the City Manager Chris McCartt provided details on Bays Mountain stating that project was ahead of schedule.
4. **AQUATIC CENTER MANAGEMENT AGREEMENT.** Assistant to the City Manager Chris McCartt provided details on this item, stating the management agreement would allow the YMCA to manage the aquatic center on behalf of the city. Mr. McCartt noted that after much discussion it would be in the best interest of the city if it maintained control. He pointed out the advantages would be having the ability to operate without duplicating costs, maximizing public and private partnerships as well as reducing public confusion. Mr. McCartt stated this was in no way a reflection on the YMCA, noting they would still move into the adjacent building and their members would have access to the aquatic center. If approved, the next step is a nationwide search for a director for this facility. Mr. McCartt then answered questions from the Board.
5. **ALLENDALE REPAIRS.** Assistant to the City Manager Chris McCartt gave a presentation on this item identifying the repairs needed at Allendale. He commented these issues need to be resolved before winter and recommended a path forward. The total cost for these repairs is \$135,000 and there is money available from other projects.

At this time, Mayor Phillips commented on a newspaper article stating the city was charging a fee to pick up garbage at rental houses. Public Works Director Ryan McReynolds stated this was a miscommunication, noting the fee was for apartment complexes. The mayor stated he would like to see a definition of an apartment complex in the city code. Mr. McReynolds noted that issue is addressed in the code and provided further details and a brief history.

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At this time, Judge Mark Toohey presented Police Chief Osborne with a plaque from the juvenile court of Sullivan County honoring his community caretaking function of law enforcement.

Mayor Phillips asked if there were still two employees on paid leave from the animal shelter regarding an incident from months ago. City Manager Campbell stated they were being paid by Sullivan County as it was customary to put employees on administrative leave with pay. Vice-Mayor Parham stated the shelter board had discussed this, noting they were being paid because the charges were misdemeanor in nature and the trial had been delayed. He further noted if the trial was delayed the board would recommend discontinuing their pay.

The mayor commented on complaints he had received from people who were afraid to go to the library due to homeless individuals harassing patrons outside. He noted he would expect city staff to take whatever actions necessary to fix this problem. Alderman McIntire stated he addressed this issue a month ago with the city manager and the situation is much better than it was. Mr. McCartt stated a ban list for the library has been started.

6. REVIEW OF AGENDA ITEMS ON THE SEPTEMBER 4, 2012 REGULAR BUSINESS MEETING AGENDA. City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

VI.AA.1 Public Hearing and Consideration of an Ordinance to Amend Zoning of Parcels 1, 2, 3 on Tax Map 61C, Group C located along East Center Street from B-1 Zoning to B-3 Zoning (AF: 262-2012). City Planner Jason Meredith presented this item, stating it was at the request of Phil McManus, owner of Mac's Medical Mart. Mr. McManus would like to build a new two-story building and expand his services. The current zoning would limit the new building to one level only.

VI.AA.2 Public Hearing and Consideration of an Ordinance to Amend Zoning of Parcel 6.60 on Tax Map 46E, Group E located along Bridgewater Lane and Bowater Drive from B-3 Zoning to R-4 Zoning (AF: 263-2012). City Planner Jason Meredith gave details on this item, noting this would allow efficiency suite apartments to be constructed that could be rented out on a weekly or monthly basis. Mr. Meredith stated there was only vote in opposition at the Planning Commission meeting due to a concern regarding too much traffic in the area.

VI.AA.4 Public Hearing and Consideration of a Resolution to Amend the Resolution for the Plan of Services for the Chase Meadows Annexation Area (AF: 249-2012). City Planner Forrest Koder provided information on this item, noting this amendment strictly pertained to street lights not being put in on particular road segments in an effort to keep the adjacent campground dark. Mayor Phillips presented an email from a citizen concerning the lack of street lights near his residence in that area. Public Works Director Ryan McReynolds stated the lights would be near the intersection and this citizen's driveway. Discussion ensued from the board.

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VI.AA.5 Public Hearing and Consideration of an Ordinance to Amend the Code of Ordinances, Division 2, Section 114-201 for the City of Kingsport (AF: 250-2012). City Planner Forrest Koder presented this item. He stated the city was trying to prepare for the potential development at Interstate 26 and Interstate 81, noting the new tourist accommodation zone was not quite as limited. Assistant City Manager for Development Jeff Fleming provided further details, noting this would allow for multiple uses within the zone. Planning Manager Lynn Tully answered questions from the board members. Alderman McIntire pointed out this basically lets you comeingle different zones.

VI.D.3 Consideration of a Resolution Approving Settlement of Three Condemnation Actions and Authorizing the Mayor to Execute All Documents to Effectuate the Settlement (AF: 261-2012). City Manager Campbell provided details on this item. He pointed out this issue has been unresolved for six or seven years and gave a brief history regarding this property. Assistant City Attorney May gave further details, stating this was a complicated issue involving four entities. He confirmed for Mayor Phillips this was the best option for the city at this time.


VI.D.5 Consideration of a Resolution Amending the Fee Schedule in Order to Establish a Non-City Sullivan County Resident Senior Center Membership Fee (AF: 258-2012). Assistant to the City Manager Chris McCartt gave details on this item, stating this was more efficient for the Senior Center as well as the Finance Department. Senior Center Manager Shirley Buchanan provided further details regarding membership and answered questions from the Board.

VII.1 Consideration of an Ordinance Amending Section 102-106 of the Code of Ordinances to Authorize Operation of Bicycles on Certain Sidewalks (AF: 255-2012). City Manager Campbell gave information on a proposed amendment to this ordinance that defined Broad Street between Main Street and New Street only to prohibit bicycles. Chris Campbell offered further details, noting the correction was to allow bicyclists access to the hospital if necessary. He stated this would provide more clarity regarding this ordinance.

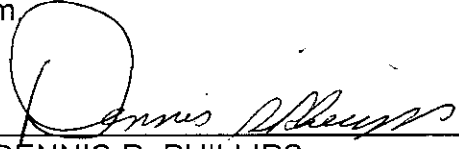
BOARD COMMENT. Public Works Director Ryan McReynolds clarified his earlier comments regarding the street lighting for Chase Meadows (Item VI.AA.4).

PUBLIC COMMENT. Ms. Jeannie Bourne stated she was proud of the city for the stand that was taken against bath salts.

8. ADJOURN. Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 5:45 p.m.


ANGELA MARSHALL
Deputy City Recorder

The seal of the City of Kingsport, Tennessee, is circular. It features a central gear-like design with a star in the middle. The words "KINGSPORT • TENNESSEE" are written around the top inner edge, and "The Model City" is written around the bottom inner edge.


DENNIS R. PHILLIPS
Mayor